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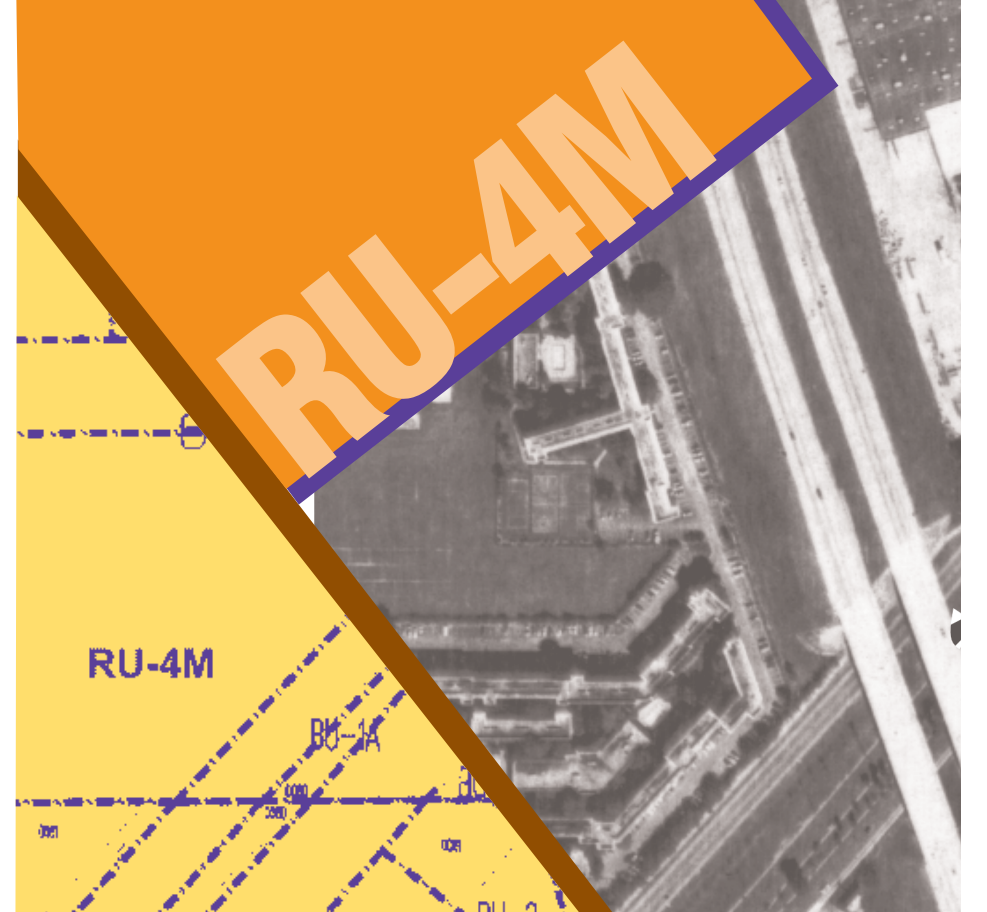
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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

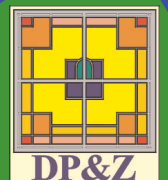
Miami-Dade County  
Department of Planning & Zoning  
111 N.W. First Street  
Miami, FL 33128-1974  
09/03



**ZONING INFORMATION**

# Modified Apartment House District

- Swimming Pool
- Sheds
- and those uses permitted in  
The RU-1, RU-1M(a), RU-1M(b)  
RU-2, RU-3 and  
RU-TH districts



A Public Information  
Service of Miami-Dade County  
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974  
Monday-Friday, 8am-5pm, 305-375-1808

# General

## INFORMATION

### What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

### What is Lot Coverage?

It is the percentage of the overall area of the site that the building occupies. (building area under roof at ground level/total lot area = lot coverage percentage.)

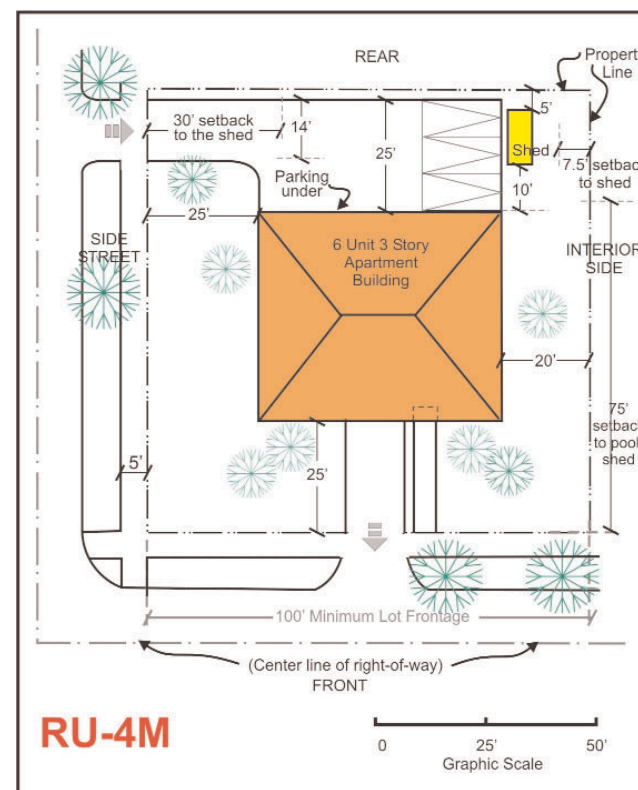
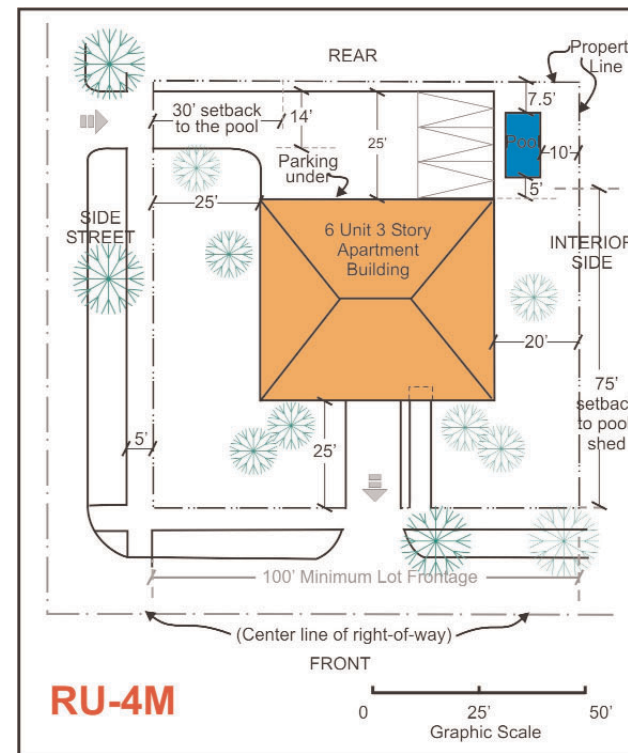
### What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

# Typical

## SITE PLAN



# Questions

## AND ANSWERS

### Maximum lot coverage 30% of Net Lot Area

### Minimum Lot Area, Frontage

Minimum area of land shall not be less than 10,000 square feet, having a minimum frontage of 100 feet.

### Maximum Number of Units (Density)

The maximum number of dwelling units 35.9 units per net acre.

### Bulding Height and # of Stories, Floor Area Ratio (FAR) and Open Spaces

The maximum height of any structure in this district shall be 8 stories and shall not exceed 100 feet in height. See Section 33-207.3(B)(5) of the Miami-Dade County Zoning Code for additional information concerning FAR requirements. See Section 33-207.3(B)(7) for information regarding open space. Landscaping and trees shall be provided as per Chapter 18A of the Miami-Dade County Code.

### Principal Building Setbacks

Front	25'
Rear	25'
Interior side	15' (for structures up to 2 stories)
Interior side	20' (for structures over 2 stories)
Side street	25'

### Accessory Use Setbacks (utility sheds, gazebos, etc.)

Front	75'	Rear	5'
Interior side	7.5'	Side street	30'
Between buildings	10'		

### Fences, Walls and Hedges

Height permitted	6'*
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\* In certain instances, the height may be limited to 2.5' for visibility at intersections of within 10 feet of either side of driveways.